

PLANNING, DESIGN & ACCESS & HERITAGE

IMPACT STATEMENT

for

9-11 HAMPSTEAD LANE

LONDON

N6 4RT

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared and submitted in support of a planning application for extensions and alterations at roof level, including infilling a ‘butterfly’ roof, raising the rear ridge height by 300mm (to mirror the height of the front ridge), formation of roof lights on front elevation and dormer window extensions on the rear elevation at Grove Lodge, 9-11 Hampstead Lane, N6 4RT (“the Site”).

The Application Site and its Context

- 1.2 The application site comprises a mid-terraced property and lies on the southern side of Hampstead Lane. The property comprises 8no. flats and extends over four levels, including basement level. The building is set back from the road, behind a low lying wall. The front elevation retains much of its original architectural detailing and is defined by London stock brick with the basement and ground floors painted. The rear elevation has been subject to alterations over the years and includes external staircases and landing area which serve the upper flats. The front and rear roof slopes are finished in tile. Whilst not apparent from any public vantage point, a butterfly roof lies behind the front and rear roof slopes and raised party walls/chimneys.
- 1.3 The property benefits from a private rear garden. There are no trees of merit within the boundary of the site.
- 1.4 The site lies within the Highgate Village Conservation Area (CA) and specifically within Sub Area 1, Highgate Village. The property is not listed.
- 1.5 The immediate area is predominantly residential in character and comprises a range of mid to late C19th buildings, with some more modern infill development. The properties are typically grand in scale. The properties that lie at either end of the terrace, of which the application site forms part of, are stepped forward and have distinct detailing and roof forms. The roofs of the end of terrace properties are hipped. There are rooflights and dormer window extensions along the front and rear roof slopes of the terrace as well evidence of previous extensions, most notably the flat roof three storey side extension to no.7.
- 1.6 A more detailed analysis of the CA and its significance is provided in Section 4 below.

Planning History

1.7 The planning history for the site is summarised in Table 1 below.

Application Number	Development	Decision
2007/4667/P	Replacement of a window with a door and installation of railings in association with the use of the flat roof at rear first floor level as a terrace	GRANTED 23-01-2008
PEX0200318	Replace existing ground floor windows with French doors to communal garden	GRANTED 27-06-2002
PEX0100836	Demolition of existing front brick boundary wall and pier & their replacement with new brick boundary wall, gate & piers	GRANTED 10-12-2001
PEX0000436	Submission of details of privacy screen	GRANTED 17-07-2000
PE9900876	Erection of metal balustrade on a flat roof at first floor level to create a roof terrace together with the replacement of a window by a door to provide access to the terrace	REFUSED 10-11-1999

Schedule of Works

1.8 Planning permission is sought for the formation of a new self-contained residential unit at roof level. The external works associated with this proposal include;

- raising the height of the rear ridge by 300mm to mirror that of the front ridge;
- raising the height of the party wall and infilling the butterfly roof;
- installation of rooflights;
- erection of dormer window extensions on the rear elevation; and
- creating a new internal staircase from the communal staircase/landing area.

1.9 Full details of the proposal are shown on the submitted drawing that comprise part of this submission.

2.0 DESIGN & ACCESS COMPONENT

Amount

- 2.1 The proposal would generate an additional 95sqm of floor space for use as a self-contained 2 bedroom unit. There would be no loss of habitable floorspace at second floor level, with the new staircase leading from an existing communal area.

Scale and Appearance

- 2.2 The ridge height of the rear roof pitch would be raised by 300mm to reflect the height of the existing pitched roof. The party wall between the existing chimneys, adjacent to no.7, would be raised 900mm to mirror the height of the front ridge – the party wall height would continue to be set below the height of the roof at no.7.
- 2.3 The butterfly roof would be infilled in order to create the additional habitable floor space. The new roof would not extend above the height of the existing front ridge. Two rooflights are proposed on the infill area, these would extend 100m above the flat roof. Whilst these are shown on Drawing PA-02 they would not be visible from street level due to their set back position and the ridge detailing.
- 2.4 The existing front pitched roof would be retained, with new tiles to match those existing used on the modest increase in ridge height proposed at the rear.
- 2.5 Four rooflights would be formed on the front elevation and these would be sited in a uniform manner across the width of the roof.
- 2.6 Four dormer windows would be sited to the rear, again reflecting the symmetry of the dwelling and of similar proportions to that which exists at roof level at no.7.

The Use

- 2.7 The residential use of the building would remain, with the proposal providing an additional self-contained dwelling. The proposal would therefore result in 9-11 Hampstead Lane providing 9 residential units of accommodation.

Access

- 2.8 No change is proposed to the main pedestrian access to the site which is from a communal entrance from Hampstead Lane.

Layout

- 2.9 Access to the new unit would be via an internal staircase leading from an existing communal hall. Upon entering the proposed unit, all rooms would be accessed from a central hallway.

3.0 PLANNING POLICY FRAMEWORK

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development which lies at the heart of decision making. Paragraph 14 makes it clear that development that accords with an up to date Local Plan should be approved without delay and where the development plan is absent, silent or out of date, permission should be granted unless any adverse impact of doing so would significantly outweigh the benefits or specific NPPF policies indicate development should be restricted.
- 3.2 Good design is a key aspect of sustainable development and is indivisible from good planning. Paragraph 58 requires development to respond to local character, reflecting the identity of local surroundings and materials whilst not preventing or discouraging innovation.
- 3.3 The NPPF specifically states that design policies should avoid unnecessary detail and not be unduly prescriptive. Paragraph 60 goes on to state that "*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.* "
- 3.4 The Framework encourages design to secure the optimal and efficient use of a site whilst responding to local character and history.
- 3.5 Paragraph 126 recognises that heritage assets are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. It is appropriate to consider the desirability of new development making a positive contribution to the local character and distinctiveness.
- 3.6 The Frameworks makes it clear that an application in compliance with development plan policy should be approved without delay.

Development Plan

- 3.7 The relevant policies of the Core Strategy & Development Policies include:
- CS1 Distribution of growth
 - CS5 Managing the implication of growth and development
 - CS6 Provision of quality homes
 - CS14 Promoting high quality places and conserving our heritage
 - DP2 Making the full use of Camden's Housing Capacity
 - DP5 Homes of different sizes
 - DP6 Lifetime Homes & wheelchair housing
 - DP18 Parking Standards and limiting the availability of car parking
 - DP22 Promoting sustainable design and construction
 - DP24 Securing high quality design
 - DP25 Securing Camdens Heritage

- DP26 Managing the impact of development on occupiers and neighbours

3.8 Camden Planning Guidance, updated in 2013, is also relevant and in particular;

- CPG1 Design
- CPG2 Housing
- CPG6 Amenity
- CPG7 Transport

3.9 The Highgate Village Conservation Area Appraisal and Management Strategy (2007) is also a material consideration for the purposes of this proposal.

4.0 THE HERITAGE ASSET AND ASSESSMENT

Highgate Village Conservation Area

- 4.1 The application site forms part of a row of terraced properties on the southern side of the road, collectively known as Grove Lodge and lies within the Highgate Village Conservation Area (CA). The CA was designated in 1968 and subsequently extended in 1978 & 1992. The Appraisal and Management Strategy notes the CA as comprising large and fashionable historic houses with imposing properties set in landscaped gardens. The wealth of open spaces and green surroundings is also noted as being an important part of the character of the area. It goes on to conclude that the character of the CA is formed by the relationship of topography, open spaces, urban form and architectural details.
- 4.2 The Site lies within Sub Area 1 Highgate Village of the CA which the Appraisal notes as being the 'historic core' with the most intense development, rich in form and detail. With specific regard to Hampstead Lane, this is noted as comprising a range of mid – late C18th properties with C20th infill, with Grove Lodge dating from the 1880's. The appraisal goes on to conclude that;

“Although there is variety in the details and materials, the overall character [of Sub Area 1] is defined by the scale and relationship of buildings to each other and to the road.”

- 4.3 Grove Lodge is noted as making a positive contribution to the character of the area.

Significance Findings

- 4.3 The significant findings are;
- Grove Lodge is recognised as a building that makes a positive contribution to the character and appearance of the CA;
 - There is a diversity to the form and materials found in buildings in the vicinity; but
 - The overall character of the area is defined by the scale and relationship of buildings to each other and to the road.

Significant Issues

- 4.4 The significant issue is therefore whether the proposed works preserve or enhance the identified significance (paragraph 4.3) of the CA.
- 4.5 The impact of the works on the significance of the designated heritage asset is considered in section 5 below.

5.0 PLANNING POLICY COMPLIANCE

NPPF

- 5.1 The NPPF makes it clear that housing applications should be assessed in the context of a presumption in favour of development. The proposal delivers a high quality new dwelling, optimising the use of the site and is based on principles of sustainable design and construction. The proposal thus comprises sustainable development for which there is a presumption in favour.
- 5.2 The NPPF notes that good design is a key component of sustainable development and that heritage assets should be conserved in a manner appropriate to their significance. As demonstrated in detail below, the proposal is based on principles of good design, would not harm the significance of the CA or the integrity of the built form as viewed from any public vantage point and relies on using traditional materials. The proposal is well designed and would not harm the significance of the conservation area, in full compliance with the requirements of the NPPF.
- 5.3 In addition to the above, the proposal would optimise the use and function of the property without compromising the ability of future generations to come. The proposal therefore comprises sustainable development, consistent with the NPPF and for which there is a presumption in favour.

DEVELOPMENT PLAN

- 5.4 Consideration has been given to the prevailing development plan policies. Every effort has been made to ensure the proposals, whilst meeting the expectations of modern day living, do not harm the architectural quality and integrity of the existing building and also ensure that the significance of the conservation area is not compromised. To that end, the proposed development would be executed to a very high standard as part of a comprehensive programme of works to upgrade the function of the property, respecting townscape character and local distinctiveness, in accordance with policies Core Strategy and Development Policies, the Council's Planning Guidance and the objectives of the CA Appraisal and Management Strategy.

DESIGN/CPG1 – ROOF EXTENSIONS

- 5.5 Policy CPG1 deals with matters of design and Section 5 relates to roof extensions in particular. Paragraph 5.7 is permissive of such development subject to compliance with a number of criteria, each of which is addressed in turn below.

Infilling the Valley Roof

- The building characterised by different roof forms. The proposal retains the front roof slope, with the rear roof slope increased in height by only 300mm to mirror the height of the front roof slope. The roof alterations would not exceed the maximum height of the existing property (or the adjacent end of terrace units) and would not

therefore represent an interruption to the skyline or disrupt the appearance of the property in this regard.

- By virtue of the height and form of the roof at no.7 Hampstead Lane (the end of terrace unit) and the significant chimneys which would be retained, the central valley that is proposed to be infilled is not visible from street level or any public vantage point. The proposal would not therefore materially impact on the character or appearance of the roof or the property. The proposal would not therefore harm or detract from the pattern or appearance of development along the terrace it forms part of.
- As above, the proposed infilling of the valley roof would not be discernible from public vantage points by reason of the adjacent roof forms at either end of the terrace. The proposal would not materially impact on the appearance of the 9-11 Hampstead Lane or prejudice the manner in which the roof form relates to the wider roofscape of the terrace.

Dormer Roof Extensions

- There are existing dormer window extensions along both the front and rear elevations of Grove Lodge with a significant number of properties locally benefitting from such features. The principle of dormer windows is therefore clearly an established form of roof addition within the terrace and area generally.
- The rear facing dormer windows are architecturally sympathetic to the age and character of the building. They are modest in their proportions (discussed below) and respect traditional window hierarchy patterns. They are of modest scale, leaving a significant extent of the original roof slope uninterrupted. The proposal would not therefore dominate the roof slope, leaving the original roof form legible and retaining the overall integrity of the roof form.

Rooflights

- There are a number of rooflights found on Grove Lodge already. Those proposed are sensitively sited and would lie flush on the roof plane, further reducing their visual impact.

5.6 Section 5 of CPG1 goes on to state in paragraph 8 that roof alterations or additions are likely to unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene. For the reasons provided above and in particular the discreet position of the proposals, the proposal would not cause such harmful impacts.

5.7 Notwithstanding the above, Section 5 goes onto specify when a roof extension or alteration may be unacceptable. The relevant criteria are assessed below.

- The proposal would not harm the appearance of the building and would not represent an interruption to an unbroken run of valley roofs.
- The proposal would neither impair the appearance of the original roof form from street level or any public vantage point nor appear incongruous in the streetscape. The architectural composition of the property would therefore be protected and no harm to its appearance or contribution to the street scene would result.
- The application property has a lower ridge height than the adjacent end of terrace at no.7 - no increase to overall ridge height is proposed.
- The roof line is not exposed to important London-wide and local views from public spaces.
- The architectural style of the property would not be undermined by the proposal, for the reasons set out above.
- The roof extension by reason of its modest proportions, alignment on the roof and discreet position would not detract from the composition of the building it forms part of.
- The scale and proportions of the original dwelling would not be overwhelmed by proposal with the original front and rear roof planes remaining fully legible .

5.8 For the reasons set out above, it is held that the objectives of the guidance offered under CPG1 is not compromised

5.9 Policy CPG1 provides additional specific guidance about the design of roof dormers. In particular, paragraph 5.11 states that roof dormers should be sensitive changes that maintain the overall structure of the existing roof form. Proposals that achieve this will general be acceptable, provided a number of circumstances are met. The proposal meets the identified circumstances in the following way;

a) the dormers are not disproportionately large dormers and are sensitive to the scale of the roof and those found on neighbouring properties within the terrace;

b)the dormer window does not cut through a hipped roof with generous gaps provided between the dormers and the eaves and ridge. The proposal significantly exceeds the standards set out in CPG1 in this regard, highlighting the modest proportions and extent of uninterrupted roof that would remain legible.

c) the roofscape along the terrace is not unbroken, with neighbouring properties benefitting from dormer windows and/or rooflights.

d)the dormer windows align with the windows on lower floor levels and do not exceed their width or scale. The proportions of the dormers ensure they appear subordinate to the windows below. The dormer windows would not appear dominant or prominent on the roof slope and comply with the design guidance illustrated in Figure 4, page 42 of CPG1.

e)n/a.

f)the materials compliment the main property and incorporate traditional materials.

- 5.10 For the reasons set out above, the design of the proposal accords with Policy CS14 of the Core Strategy, Policy DP24 and CPG1 and would not undermine policy intended to protect the character or appearance of properties or the impact on the local environs.

HERITAGE IMPACT ASSESSMENT

- 5.11 Section 4 of this statement provides a heritage appraisal and identifies the significance of the CA.
- 5.12 In summary, whilst the property, Grove Lodge, is noted of making a positive contribution to the character of the CA, the significance of this part of the CA lies less with the detail and materials of individual buildings but more the scale and relationship of buildings to each other and to the road, as clearly established in the CA Appraisal and Management Strategy 2007.

Impact on the Conservation Area

- 5.13 The front roof slope would remain as existing, save the insertion of 4no. rooflights which are sensitively sited. The number of rooflights would not dominate the roof slope and they would lie flush with the roof plan, ensuring no visual harm or interruption. These features would not change the scale or relationship of the building to others or the road, thus preserving the significance of the CA.
- 5.14 The roof over 9-11 Hampstead Road is set adjacent to the hipped roof of no.7 which is of greater height. Such is the form and configuration of the roof that no part of the roof over the application site other than the front elevation is visible from Hampstead Lane. The infilling of the central valley roof would not therefore be apparent or visible from any public vantage point and as such it would not detrimentally impact on the scale or relationship of the building to others or the road. The proposal would therefore preserve the character and appearance of the conservation area, the character of the property and the contribution it makes to the area.
- 5.15 The rear roof slope would be increased in height by 300mm to reflect the height of the ridge of the front roof slope. It would neither interrupt the skyline nor be visible from the side or frontage of the site. The terrace does not have a unified roof form or height and this modest change would not cause harm to the scale or character of the property, as viewed from the private vantage points to the rear.
- 5.16 The dormer windows are sensitively sited and would not dominate the rear roof slope, retaining legibility of the original roof slope. Their proportions reflect existing dormer roof extensions along the terrace and ensure they would not cause harm. The dormer roof extensions would not materially change the scale of the building or the manner in which it relates to the terrace, properties in the wider area or the road. The significance of the CA is protected.
- 5.17 The proposal would not harm views in to or out of the CA.

- 5.18 For the reasons provided above, the proposal would not cause harm to the significance of the CA, in compliance with the NPPF and Core Strategy policies designed to protect the character and appearance of them.

HOUSING

- 5.19 The delivery of 2 bedroom market housing is defined as a 'very high' priority under Policy DP5. The size of dwelling proposed thus contributes towards meeting a housing requirement within the Borough, in accordance with both Policy DP5 and the NPPF. The internal size of the property is commensurate with the scale of properties in the area.

Amenity Standards for future occupants

- 5.20 The proposed 2 bedroom maisonette would extend to 95sqm and would therefore accord with Policy DP5 of the Core Strategy, the London Plan and the more recently published Technical Housing Standards – Nationally Described Space Standards (March 2015).
- 5.21 An internal ceiling height of 2.3m is proposed, with more than 75% of the internal floor area benefitting from this internal height. This complies with the Technical Housing Standards.
- 5.22 The internal size of each room meets the Council's standards, those of the London Plan and the Technical Housing Standards.
- 5.23 The rear elevation faces south and the unit would benefit from appropriate levels of natural light and ventilation. Each habitable room is served by window (for light and ventilation). The second bedroom is served by a rooflight, an arrangement that has been held acceptable in appeal scenarios.
- 5.24 The proposed unit would have access to the communal garden which extends to over 230sqm. This area is both sufficient in size and is usable in its aspect, arrangement and form.

IMPACT ON RESIDENTIAL AMENITIES

- 5.25 The proposed dormer windows on the rear elevation would look towards the communal amenity space. Their relationship with this amenity space would not differ from existing rear facing dormer windows or generate a material increase over and above that generated by existing upper floor windows. No material loss of privacy or overlooking would result.
- 5.26 The proposals would be sited 20m from the rear boundary of the site and the rear garden of the property to the rear. This separation distance precludes any material loss of privacy or overlooking.
- 5.27 The proposal would not cause visual overlooking, overshadowing, loss of daylight or sunlight or cause any other harm to the amenities of existing neighbouring occupants, in compliance with Policy DP26.

HIGHWAYS AND PARKING

- 5.28 The site has no off street parking provision and is within an area designated with a PTAL 2 – it therefore has relatively low accessibility. Hamsptead Lane is a Controlled Parking Zone, with permit holders only permitted to park between 10am and midnight. We are not aware of over demand for parking permits in the area.
- 5.30 The existing dwellings at 9-11 Hampstead Lane store their bins forward of the property. There is ample space to accommodation the required bins to serve the proposal, as shown on plan.
- 5.31 There is an existing secure store at first floor level where residents of 9-11 Hampstead Lane safely store their bicycles, as required. This is shown on plan. This room would be available to the future occupants of the proposed dwelling. Alternative arrangements could be secured by way of condition, as deemed necessary.

6.0 CONCLUSIONS

- 6.1 The proposed development would meet the needs of the occupiers without compromising future generation to meet their own needs. It would deliver high quality housing for which there is an identified priority. The proposal embodies principles of good design and reinforces local distinctiveness (that being the scale of properties and their relationship to each other and the road). The proposal thus comprises sustainable development consistent with the NPPF and for which there is a presumption in favour.
- 6.2 The roof form of the terrace, with the distinct roof heights and form at either end preclude the infilling of the valley to be discernible from any public vantage point. Private views are also limited. The overall height of the property would not be increased or the roof form, as seen from Hampstead Lane impacted upon. The proposal has been sensitively designed, proportioned and detailed to ensure no harm to the architectural integrity, character or appearance of the host property or wider terrace of which it forms apart.
- 6.2 The sensitive and careful design of the proposals ensure no harm to the identified significance of the CA, or views to and from it, are compromised.
- 6.3 No detrimental impact upon existing residential amenity would result from the proposal and future occupants would benefit from a good standard of amenity, in compliance with the Technical Housing Standards (March 2015).
- 6.4 The proposal complies with all relevant development plan policies and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgment no other material considerations weigh against it.
- 6.5 Accordingly we trust the Council will determine that the application for planning permission can be approved.